

BIG BUILDING HELD AT \$700,000 SOLD

Structure Now in Course of Completion, Occupying Entire Block
Frontage in Washington Street.

NEW OWNER FOR MENDELSSOHN HALL, IN 40TH STREET

Some interesting sales were announced in the real estate market yesterday. Chief interest was that of a nine story building now in course of completion in the Greenwich Village section, which has been held at \$700,000.

Mendelssohn Hall, in 40th street, for years a centre of concert music, was purchased by Philip Lewisohn. It is said that a twelve story store and office building will be erected on the site. A twelve story store and office building in West 40th street, a row of three tenement houses on the lower East Side, and the resale of two six story apartment houses at No. 730 to 736 West 18th street, were among the other interesting transactions. The 18th street apartment houses were resold by Blue & Blane, obtained by them on Wednesday, in part payment for a triangular property, bounded by St. Nicholas and Edgewood avenues and 137th and 140th streets.

The building now in course of construction in the Greenwich Village section is on the east side of Washington street, between Morton and Barrow streets. It was sold by the St. John's Park Realty Company (James H. Crukshank). The structure covers the entire block front, measuring 200 feet in Washington street and about 100 feet in both Morton and Barrow streets. It is directly opposite the Appraiser's Stores.

The site is the westerly half of the block bounded by Greenwich and Washington, Morton and Barrow streets, purchased last summer by the St. John's Park Realty Company from the Trinity Church Corporation. Before the plot had been cleared of old buildings, this new structure on the Washington street front was leased from the plans to Bellas Hess & Co., now at Broadway, Prince and Crosby streets. The lease is for twenty-one years at an annual net rental of \$5,000.

Frederick Fox & Co. sold for Tucker, Speyer & Co. for the Clark estate the Mendelssohn Hall property, on the north side of 40th street, midway between Broadway and Sixth avenue, on a plot 80x105 feet. The buyer is Philip Lewisohn. No announcement was made concerning the price, but according to report, the property has been on the market at about \$600,000.

According to the east is the new twelve story Tilden Building, while to the west is the large plot, including the northeast corner of Broadway and 40th street, owned by E. H. Van Ingen, the millionaire woolen merchant. On the Sixth avenue corner of the block is the new building of the Union Dime Savings Bank.

The 40th street exchange, a new twelve story office structure at Nos. 141 to 145 West 4th street, has been sold by John E. Olson. The structure occupies a plot 63x105 feet and adjoins the Lyceum Theatre on the east. Mr. Olson acquired the site a couple of years ago and erected the structure, which is from plans by James Riley Gordon. The price is said to be in the neighborhood of \$600,000. The property No. 142 to 143, previously was recently acquired by Frederick W. Rothchild for improvement.

Plans have been filed for a twelve story apartment house on the southeast corner of West End avenue and Sixth street, for Charles E. McManus, at a cost of \$600,000. It will be a fireproof elevator structure with a frontage of 904 feet and a depth of 51 feet, and will have a facade of brick with limestone trimmings. Neville & Bagger are the architects. There will be accommodations for thirty-eight families.

BROOKLYN SALES.

Burtt Brothers have sold the three-story American basement brick and stone house, plot 18x50 feet, No. 555 3d street, between Seventh and Eighth avenues, for the Robert Morgan Realty and Construction Company to a buyer for occupancy.

James R. Ross sold for Eliot's to the Norstrand Realty Company No. 561, Norstrand avenue, a two story frame dwelling; also for Edward E. Fahey to same buyer, plot 18x50 feet, 100 feet north of Horan avenue, for \$1,600. To Mrs. Oliva Drury, an eight room frame dwelling, west corner of Broadway and Sumpter street, running through to Stone avenue.

Frank L. Mills sold for Fanny Ball to Mr. L. Felt No. 1015 Kosciusko street, a two story dwelling.

The David P. Leahy Realty Company sold at South Ozark Park, Queens, to S. Neal Houston, a plot 40x100 feet, northeast corner of Helen and Lincoln avenues, for \$2,650; to Morris Flynn, 2400 feet, east side of Martin avenue, 180 feet north of Horan avenue, for \$1,600. To Mrs. Oliva Drury, an eight room frame dwelling, west corner of Leahy avenue, 600 feet south of Rockaway Plaza Road, for \$1,800, and to

WESTCHESTER SALES.

Scarsdale Estates purchased from William Reed, a tract on Post Road, near the White Plains village line, which completes the frontage on the Post road from the Scarsdale village line south to the Pomona road. During the last year the company bought the White, Carr, McCabe and Dimick properties, which will be placed on the market during the coming year.

Robert E. Farley, president of the Scarsdale Estates Company, purchased the Smythe property, containing about twenty acres, within the village limits at White Plains, N. Y. The property will be subdivided and developed.

George T. Putney, former proprietor of the Rossmore and Metropole Hotels, purchased from C. E. Thompson the Thompson hotel property, comprising four acres in Platt Avenue near Central avenue, Scarsdale, N. Y.

LOAN FOR NEW BUILDING.

H. D. Baker has procured for Marcus Rosenthal a building loan of \$65,000 for the erection of a seven story elevator fireproof loft building on premises Nos. 11 and 12 Goerck street, plot 60x100.

STATEN ISLAND SALE.

Cornelius G. Kolff sold for Benedict Parker to the Staten Island Holding Company the southwest corner of Myrtle avenue and Elizabeth street, 42x100 feet, West New Brighton.

HUDSON ST. BUILDING LEASED.

Bernard Kreiser has leased through Cannmann, Voorhees & Floyd and Wm. Crukshank's Sons the six story building No. 42 Hudson street.

IN THE AUCTION MARKET.

The following sales were recorded in the Real Estate Exchange saleroom, Nos. 34 and 35 Vesey street, yesterday:

By Joseph P. Day.

BROOME ST. 450 to 475, a w/cr Grams et al. \$10,000; 6t 6t left bldg; exr sale; bid in at \$10,000; also.

WASHINGTON ST. 440, a w/cr Deshors et al. 6t 6t left bldg; exr sale; bid in at \$12,500; also.

30TH ST. 47, n. e. 207 ft. a. of 6th ave. 21x140; 4t 4t dwg; exr sale; same ref.; same date.

PROSPECT AVE. 47, n. e. 200 ft. w. of 1st ave. 22x100; 4t 4t dwg; exr sale; bid in at \$14,000.

30TH ST. 47, n. e. 200 ft. of 5th ave. 22x100; 4t 4t dwg; vol. sale; withdrawn; bid in at private sale.

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